

KNOW ALL MEN BY THESE PRESENTS

That I, Donald R. Matheson,
of Shelburne,

Franklin County, Massachusetts

~~being married~~, for consideration paid, and in full consideration of - - - one dollar - - - -

grant to Erath G. Matheson, of 62 Mount Pleasant, Amherst, Hampshire*
County, Massachusetts,

~~with~~ with quitclaim covenants
all of my right, title and interest in and to the land in said Amherst
~~subject to~~ with the buildings thereon, on Mount Pleasant, bounded and
described as follows:

~~XXXXXXXXXXXXXXXXXXXX~~

Beginning at a pipe embedded in a field stone and a concrete cement monument, it being the northeast corner of the tract herein conveyed and the southwest corner of land of Arthur H. Warren; thence running westerly along the land of William S. Mueller two hundred sixteen and seven tenths (216.7) feet, more or less, to an iron pin; thence southerly along the land now or formerly of Edna K. Watts one hundred ten (110) feet to an iron pin; thence westerly eighty (80) feet, more or less, along the land now or formerly of said Edna K. Watts to an iron pin; thence southerly eighteen and three tenths (18.3) feet, more or less, along the land of the said Edna K. Watts to land now or formerly of Eva S. and Irene C. Kenney; thence easterly along the land of said Eva S. and Irene C. Kenney to an iron pin; thence south 83° 11' east one hundred and sixty-three and two tenths (163.2) feet to an iron pipe set easterly of a stone wall; thence south 76° 38' east ninety (90) feet to an iron pipe set in line with the westerly line of the roadway known as Mount Pleasant Roadway; thence running south 23° 52' west eleven (11) feet to a cement monument set at the northwesterly corner of the said Mount Pleasant Road; thence easterly along the northerly end of said roadway fifteen (15) feet to an iron pin set in the land of Charles R. Green; thence northerly along the land of said Green fifty-six and one tenth (56.1) feet and along the land of Walter S. and Maggie R. Ritchie ninety-three and eight tenths (93.8) feet back to the point of beginning.

Said premises are sold subject to the rights given in the deed of Mary Clark Bessey to David Rozman, dated June 12, 1939 and recorded in Hampshire County Registry of Deeds, Book 941, Page 453; and the deed to Walter S. and Maggie R. Ritchie, dated May 5, 1939, and recorded with said Registry in Book 940, Page 375; also the deed to the Amherst Water Company recorded with said Registry in Book 946, Page 139.

Granting also all easements and rights of way reserved for the benefit of the above described land as set forth in the deed of Mary Clark Bessey to David Rozman, dated June 12, 1939, and recorded with said Registry in Book 941, Page 453; and the deed of Mary Clark Bessey to Walter S. and Maggie R. Ritchie, dated May 5, 1939, and recorded with said Registry in Book 940, Page 375.

Also all the rights reserved for the benefit of the above described land in two deeds of Mary E. Stone to Edna K. Watts dated May 16, 1927 and February 2, 1934 and recorded with said Registry in Book 836, Page 279, and Book 893, Page 276.

Said premises are conveyed with all rights of way and easements to and over Mount Pleasant Roadway as indicated on plans and described in deeds or records.

For title see deed of Wesley J. Wentworth and Pearl I. Wentworth to Donald R. Matheson, this grantor, and Erath G. Matheson, this grantee, dated July 3, 1959 and recorded in Hampshire County Registry of Deeds in Book 1304, Page 85.

The above described premises are conveyed subject to a mortgage to Amherst Savings Bank dated July 3, 1959 and recorded in said Registry in Book 1304, Page 87, which mortgage the grantee assumes and agrees to pay, the amount thereof forming a part of the consideration herefor, and said grantee does further agree to indemnify and hold harmless the grantor from any and all claims arising out of said mortgage and the note secured thereby.

(*Individual—Joint Tenants—Tenants in Common—Tenants by the Entirety.)

SEE
BOOK 4675
PAGE 31

1613-468

Witness MY hand and seal this 3rd day of December, 1971.


(Donald R. Matheson)



The Commonwealth of Massachusetts

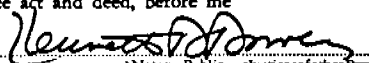
Hampshire,

ss.

December 3, 1971.

Then personally appeared the above named Donald R. Matheson

and acknowledged the foregoing instrument to be his free act and deed, before me


(Kenneth B. Bowen) Notary Public

My Commission Expires June 23, 1978.

Dec 13, 1971 at 1 o'clock and 40 min. Pm. Rec'd, Ent'd, Exam'd.